

MAPLE GROVE
PLANNING COMMISSION
May 10, 2021

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on May 10, 2021 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Lamothe called the meeting to order at 7:00 p.m.

PLEDGE OF
ALLEGIANCE

ROLL CALL

Planning Commission members present were Chair Craig Lamothe, Chris Ayika, Lorie Klein, Susan Lindeman, Chuck Lenthe, Michael Ostaffe, and Joe Piket. Present also were Karen Jaeger, City Council Liaison; Peter Vickerman, Planning Manager; Brett Angell, Economic Development Manager; and Scott Landsman, City Attorney.

ITEMS TO BE
REMOVED FROM
THE AGENDA

None.

CONSENT ITEMS

The following Consent Items were presented for the Commission's approval:

A. Regular Meeting – April 26, 2021

B. Crew Carwash - **TABLED** to Tuesday, June 1, 2021 Planning Commission Meeting.

13370 Grove Drive North

Planned Unit Development (PUD) non-residential concept stage plan amendment and development stage plan for the purpose of construction a carwash.

Motion by Commissioner Lenthe, seconded by Commissioner Ayika, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

CONSIDERATION
OF ITEMS PULLED
FROM CONSENT
AGENDA

None.

REVIEW OF THE
CITY COUNCIL
MINUTES FROM
THEIR REGULAR
MEETING OF MAY
3, 2021

OLD BUSINESS

Mr. Vickerman reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level.

No items to present.

NEW BUSINESS

PUBLIC HEARING

ARBOR LAKES
BUSINESS PARK
PHASE 2

ENDEAVOR
DEVELOPMENT

ZACHARY LANE
NORTH AND
FOUNTAINS
DRIVE NORTH,
OUTLOT B

PLANNED UNIT
DEVELOPMENT
(PUD) NON-
RESIDENTIAL
DEVELOPMENT
STAGE PLAN AND
FINAL PLAT FOR
THE PURPOSE OF
CONSTRUCTING A
221,549 SQUARE
FOOT BUILDING
WITH
ASSOCIATED

Mr. Angell stated the applicant is seeking PUD development stage plan approval for building A of the second phase of Arbor Lakes Business Park and final plat approval to re-plat the property into two separate lots. The subject property is located at the southeast intersection of Elm Creek Boulevard and Zachary Lane. This project was first brought forward for approvals by the city in 2017 and received renewed approvals in February 2021. This request for PUD development stage plan and final plat approval matches the development concept and comments that were previously approved in 2021. It was noted the applicant is proposing to construct one building, building A, that is a total of 221,549 square feet in size. The proposed development is consistent and mirrors what was developed in the first phase of Arbor Lakes Business Park, directly adjacent to the east of the property. Necessary approvals for the second building of phase 2, building B, would be applied for at a future date prior to construction. building A would be located in the northern portion of the property and building B would be located in the southern portion of the property. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Arbor Lakes Business Park Phase 2 PUD development stage plan and final plat, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Engineering Department dated April 7, 2021

PARKING AND LOADING DOCKS

- b. The Fire Department dated April 2, 2021
- c. The Arbor Committee, dated May 3, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

The applicant was at the meeting to answer questions.

Josh Budish, Endeavor Development, thanked the Commission for their time and consideration.

Commissioner Ostaffe asked if the other buildings were 100% leased. Mr. Budish reported the two existing buildings were 100% leased. He anticipated the new building would be leased within 12 months of completion.

Motion by Commissioner Lindeman, seconded by Commissioner Piket, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Arbor Lakes Business Park Phase 2 PUD development stage plan and final plat, subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
 - a. The Engineering Department dated April 7, 2021**
 - b. The Fire Department dated April 2, 2021**
 - c. The Arbor Committee, dated May 3, 2021**

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

PUBLIC HEARING MHV HOUSING

Mr. Vickerman stated the applicant is requesting PUD development stage plan and final plat approval for a 169-unit

55+
ROERS
INVESTMENTS
GROVE CIRCLE
NORTH AND 99TH
PLACE NORTH
PLANNED UNIT
DEVELOPMENT
(PUD)
RESIDENTIAL
DEVELOPMENT
STAGE PLAN AND
FINAL PLAT FOR
THE PURPOSE OF
CONSTRUCTING
169-UNIT MARKET
RATE ACTIVE 55+
RENTAL HOUSING
DEVELOPMENT

market rate, 55+ rental housing building. The proposed building is just west of Grove Circle North, and south of the recently approved apartment building in the Minnesota Health Village campus. The building is shown in generally the same location and configuration as the approved concept plan for this area. Staff has no major issues with the proposal as it is consistent with the approved concept plan for this area. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the MHV Housing 55+ PUD development stage plan and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Water Resources Engineer dated April 21, 2021
 - b. The Fire Department dated April 26, 2021
 - c. The Parks & Recreation Department dated May 4, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Discussion

Commissioner Lenthe requested further information regarding the underground parking. He asked if the City requires a minimum of nine foot wide stalls. He recommended some ten foot stalls be required for larger vehicles. Mr. Vickerman stated the minimum size parking stall was nine feet by 18 feet with a 24 foot drive aisle.

Andy Bolig, Roers Investments, explained a number of the parking stalls are tandem. He indicated he understood the concern regarding ten foot stalls and stated he would look into this.

Commissioner Ostaffe reported the underground parking would only provide one parking space per unit. He questioned if this met

the City's limits for parking. Mr. Vickerman stated City Code requires one stall per bedroom and noted this development was at 1.44 parking stalls per unit. Mr. Bolig explained he was seeing a need for 1.3 to 1.5 parking stalls per unit within his developments. He was of the opinion that the tandem parking stalls would assist with providing more parking for tenants.

Mr. Ostaffe discussed the number of units within this development which had been reduced from 500 to 419. He questioned where the City would make up the additional 80 units. Mr. Vickerman discussed the number of 55+ rental apartment units noting there would be another building on this site for seniors.

Chair Lamothe inquired when the project would begin construction. Mr. Bolig reported Roers Investments would be closing on the land in the next couple months and construction would begin in August. He estimated the site would take 16 to 18 months to complete.

Chair Lamothe requested further information regarding the progression of the public infrastructure to support this area. Mr. Vickerman stated the roads are installed in this area.

Commissioner Ostaffe asked why the developer was on the low end of the parking standards given the fact there was no other offsite parking available for this development. Mr. Bolig reported he was generally closer to 1.5 spaces per unit for larger units with couples. He indicated the proposed development had a large number of one bedroom units. He explained the market study recommended the types of units that were needed in the area.

Motion by Commissioner Lenthe, seconded by Commissioner Ayika, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the MHV Housing 55+ PUD development stage plan and final plat subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
 - a. The Water Resources Engineer dated April 21, 2021**
 - b. The Fire Department dated April 26, 2021**

c. The Parks & Recreation Department dated May 4, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

PUBLIC HEARING

**VILLAGE ARBOR
LAKES SENIOR
HOUSING**

**DORAN
PROPERTIES
GROUP, LLC**

**PLANNED UNIT
DEVELOPMENT
(PUD)**

**RESIDENTIAL
CONCEPT STAGE
PLAN**

**AMENDMENT,
DEVELOPMENT
STAGE PLAN
AMENDMENT
AND FINAL PLAT
FOR THE
PURPOSE OF
CONSTRUCTING A
201-UNIT SENIOR
BUILDING TO
PROVIDE BOTH
INDEPENDENT,
ASSISTED LIVING**

Mr. Vickerman stated the applicant is requesting PUD concept stage plan amendment and development stage plan amendment approval for a four-story, 201-unit senior living building with a mix of independent living, assisted living and memory care units. The site received PUD concept stage plan approval on May 18, 2020 for this use. The site received PUD development stage plan approval on September 8, 2020 for at 196-unit, five-story building. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Village Arbor Lakes Senior Housing PUD concept stage plan amendment, development stage plan amendment and final plat, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated May 4, 2021
 - b. The Water Resources Engineer, dated April 22, 2021
 - c. The Fire Department dated May 5, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

AND MEMORY CARE

Discussion

Commissioner Piket requested further information regarding the restrictions on the memory care units. Mr. Vickerman explained there was a State building code issue that all cities had to adhere to. He indicated memory care units were difficult to build on top of.

Evan Doran, Doran Development, discussed the State wide building code noting memory care fits into a specific category similar to assisted living which then has certain building requirements. He stated these complications led him to carve out an annex building for the memory care units as a separate wing.

Commissioner Piket asked if the change to the building code was for safety and security. Mr. Doran commented he did not have a good answer for this, but understood the State was reexamining assisted living and memory care facilities. He reported there was nothing the City had done to create these requirements, rather this was coming down from the State. He indicated he was comfortable with the new plans stating they would meet State requirements.

Commissioner Ostaffe reported the new State requirements would increase the cost to build and provide memory care and assisted living units. He questioned how this increase would burden seniors. Mr. Doran stated he was uncertain how this would impact seniors. He commented further on the factors that were driving him to build the memory care units within a separate wing. He noted plans and specifications were continuing to evolve at a State level.

Commissioner Lenthe asked how many independent living and assisted living units there would be. Mr. Doran stated Ebenezer was working with Doran on this project and Ebenezer recommends all units allow for residents to age in place. He anticipated the units would have a 50/50 split between independent living and assisted living. He reported the memory care units would be separate on their own wing. He commented further on the amenities that would be provided in the senior housing facility.

Commissioner Lindeman inquired how parking would be managed at this facility. Mr. Vickerman explained the site would have surface and underground parking. Mr. Doran stated the site would

have 110 underground and 60 surface parking spaces.

Chair Lamothe indicated this site has undergone a lot of changes since the first concept was brought to the City. He questioned if staff believes this development had the proper mix of uses for the site. Mr. Vickerman stated he did not have the ratio in front of him but explained with the senior building going in the percentage of retail space has dropped from the original plans. He stated the majority of the square footage for the site was not meant to be retail. He reported the only remaining site that has to come before the City was for a bank.

Chair Lamothe indicated this was a great development and he was pleased by the mix of uses on the site.

Commissioner Ostaffe questioned if the proposed density had been amended to meet the requirements of this project. Mr. Vickerman reported this project had been dropped down to 46 units per acre, which was consistent with other high density areas in Maple Grove.

Chair Lamothe opened the public hearing at 7:49 p.m.

The public was asked by Chair Lamothe if they had any comments to make regarding this application.

No one wished to address the Commission.

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to close the public hearing at 7:50 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Chair Lamothe thanked the Doran family for bringing this great development to the City of Maple Grove.

Motion by Commissioner Lenthe, seconded by Commissioner Klein, to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Village Arbor Lakes Senior Housing PUD concept stage plan amendment, development stage plan amendment and final plat, subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the**

memorandums from:

- a. The Community & Economic Development Department dated May 4, 2021**
- b. The Water Resources Engineer, dated April 22, 2021**
- c. The Fire Department dated May 5, 2021**

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

**DISCUSSION
ITEMS**

There were no discussion items.

ADJOURNMENT

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Chair Lamothe adjourned the meeting at 7:53 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for June 1, 2021.